

## STORMWATER NOTES:

IMPERVIOUS AREA:	
EXISTING IMPERVIOUS SURFACE	9,166 SQ.FT.
PROPOSED IMPERVIOUS SURFACE	324,249 SQ.FT.
TOTAL AREA OF SITE	472,187 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-640-0200, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

## SITE DATA

PROPERTY ADDRESS: 9205 OLD BARDSTOWN RD.  
D.B. 9189, PG. 284  
TAX BLOCK 61, LOT 116  
GROSS ACREAGE: 11.05 AC.  
NET ACREAGE: 10.84 AC.  
EX. ZONING R-4 PROPOSED ZONING C-1  
NEIGHBORHOOD FORM DISTRICT  
HEIGHT: 30' (MAX.)  
BUILDING AREA: 65,010 SQ.FT.  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: OFFICE/RETAIL/RESTAURANT/BANK  
FAR = 0.18  
COUNCIL DISTRICT: 20  
FIRE DISTRICT: FERN CREEK

## TREE CANOPY CALCULATION:

GROSS PROPERTY AREA 10.84 ACRES = 472,187 SQ.FT.  
472,187 SQ.FT. x 0.20 = 94,437 SQ.FT. OF TREE CANOPY  
94,437 SQ.FT./720 SQ.FT. = 131 TYPE A TREES

EXISTING TREES ON SITE WILL BE PRESERVED AND ADDITIONAL TREE WILL BE PROVIDED AS REQUIRED TO MEET TOTAL TREE CANOPY REQUIREMENTS.

## EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

## GENERAL NOTES:

ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.

ALL RADII ARE 5' UNLESS NOTED OTHERWISE.

PAVEMENT SHALL BE ASPHALTIC CONCRETE.

RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.

LOW IMPACT DEVELOPMENT TECHNIQUES SHALL BE IMPLEMENTED IN LIEU OR IN CONJUNCTION WITH DETENTION.

A CROSS-OVER ACCESS AGREEMENT(S) SHALL BE GRANTED BY THE DEVELOPER AS SHOWN ON THE DEVELOPMENT PLAN AT THE REQUEST OF PUBLIC WORKS AT THE TIME THE ADJACENT PROPERTIES TO THE NORTH AND/OR SOUTH ARE DEVELOPED.

PRIOR TO CONSTRUCTION PLAN APPROVAL THE DEVELOPER SHALL BE REQUIRED TO OBTAIN APPROVAL FROM THE FERN CREEK FIRE DEPARTMENT FOR FIRE HYDRANT AND KNOX BOX LOCATIONS.

KTC APPROVAL REQUIRED FOR DRAINAGE OUTLET.

MSD SANITARY SEWERS AVAILABLE BY L.E. SUBJECT TO FEES AND CHARGES.

SITE MAY BE SUBJECT TO REGIONAL FACILITY FEE.

ALL MULTI-UNIT AND COMMERCIAL DEVELOPMENTS SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS AND MSD'S FATS, OIL AND GREASE MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT IN THE MSD ENFORCEMENT RESPONSE PLAN.

THE SITE MUST BE DESIGNED IN COMPLIANCE WITH ADA REQUIREMENTS.

PAVEMENT MARKINGS FOR BIKE LANE SHOULD BE IN ACCORDANCE WITH MUTCD STANDARDS.

CORPS OF ENGINEERS HAS DESIGNATED THAT LESS THAN 300 FT. OF INTERMITTENT STREAM EXISTS ON THE SITE AND ANY IMPACT ON THE STREAM SHALL BE COVERED UNDER A NATIONWIDE PERMIT. DETAILED CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE CORPS OF ENGINEERS DURING CONSTRUCTION PHASE FOR THE PERMIT TO BE ISSUED.

OLD BARDSTOWN ROAD IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED TO PROVIDE 12' FROM CENTERLINE PAVEMENT WIDENING (MIN. 2' WIDENING) AND 6'-8" SHOULDER PER METRO PUBLIC WORKS STANDARDS.

## CONDITIONAL USE PERMIT:

THIS PLAN CONTAINS THREE CONDITIONAL USE PERMIT AREAS TO ALLOW OUTDOOR ALCOHOL SALES AND CONSUMPTION PER SECTION 2.4.2. THESE AREAS ARE SHOWN AND LABELED ON THE PLAN.

APPROVED DISTRICT DEVELOPMENT PLAN	
DOCKET NO. 11946	APPROVAL DATE: Sept. 3, 2009
EXPIRATION DATE:	SIGNATURE OF PLANNING COMMISSION
	<i>[Signature]</i>
	PLANNING COMMISSION

## UTILITY PROTECTION NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 611" (TOLL FREE PHONE NO. 1-800-762-6007 OR LOCAL NO. 502-286-5129) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

## LANDSCAPING SUMMARY:

TOTAL PROJECT AREA	472,187 SQ.FT.
VEHICULAR USE AREA	199,019 SQ.FT.
REQUIRED INTERIOR LANDSCAPING	14,926 SQ.FT. (7.5%)
PROVIDED INTERIOR LANDSCAPING	21,661 SQ.FT. (11%)

## LOW IMPACT DEVELOPMENT NOTE:

THIS DEVELOPMENT SHALL ATTEMPT TO INCORPORATE LOW IMPACT DEVELOPMENT TECHNIQUES WHEN APPROPRIATE AND COST EFFECTIVE.

## DUMPSTER ENCLOSURE NOTE:

ALL DUMPSTER ENCLOSURES SHALL MEET OR EXCEED CHAPTER 10, PART 2 OF LDC.

## APPROXIMATE DETENTION CALCULATION

PRE-DEVELOPED	POST-DEVELOPED
PERVIOUS	PERVIOUS
463,019/472,187 x 0.20 = 0.20	463,019/472,187 x 0.20 = 0.08
IMPERVIOUS	IMPERVIOUS
9,166/472,187 x 0.95 = 0.02	324,249/472,187 x 0.95 = 0.65
PRE-DEVELOPED C = 0.22	POST-DEVELOPED C = 0.71
REQUIRED VOLUME: (0.71-0.22) x 2.9/12 x 10.84 = 1.26 AC-FT	

## PARKING SUMMARY:

RESTAURANT - 21,926 SQ.FT. (INCLUDING OUTSIDE DINING)	
MINIMUM PARKING SPACES REQUIRED	1 SP/125 SQ.FT. = 176
MAXIMUM PARKING SPACES REQUIRED	1 SP/50 SQ.FT. = 439
BANK - 3,869 SQ.FT.	
MINIMUM PARKING SPACES REQUIRED	1 SP/300 SQ.FT. = 12
MAXIMUM PARKING SPACES REQUIRED	1 SP/200 SQ.FT. = 18
RETAIL - 42,754 SQ.FT.	
MINIMUM PARKING SPACES REQUIRED	1 SP/250 SQ.FT. = 171
MAXIMUM PARKING SPACES REQUIRED	1 SP/200 SQ.FT. = 214
GENERAL OFFICE - 11,863 SQ.FT.	
MINIMUM PARKING SPACES REQUIRED	1 SP/350 SQ.FT. = 34
MAXIMUM PARKING SPACES REQUIRED	1 SP/200 SQ.FT. = 59
TOTAL MINIMUM PARKING SPACES REQUIRED - 392 SPACES	
TOTAL MAXIMUM PARKING SPACES REQUIRED - 730 SPACES	
TOTAL PARKING SPACES PROVIDED - 413 SPACES (INCLUDES 20 HANDICAP SPACES)	

## REQUESTED VARIANCES:

VARIANCE REQUEST TO ALLOW BUILDINGS TO SETBACK MORE THAN 50 FEET FROM BARDSTOWN AND OLD BARDSTOWN ROADS. CHAPTER 5.3.1.C.5 (TABLE 5.3.2). THE MAXIMUM SETBACK FROM BARDSTOWN ROAD IS NO MORE THAN 100.35 FEET AND THE MAXIMUM SETBACK FROM OLD BARDSTOWN ROAD IS NO MORE THAN 158 FEET.

VARIANCE REQUEST TO ALLOW PARKING TO ENCRoACH 5 FEET INTO A REQUIRED 30 FOOT SETBACK ALONG THE NORTHERN PROPERTY LINE. CHAPTER 5.3.1.C.5 (TABLE 5.3.2)

VARIANCE REQUEST TO ALLOW PARKING TO ENCRoACH 12.82 FEET INTO A REQUIRED 60 SETBACK AND BUILDING TO ENCRoACH 3.96 FEET INTO A REQUIRED 50 FOOT SETBACK BOTH ALONG A PORTION OF THE SOUTH PROPERTY LINE. CHAPTER 5.3.1.C.5 (TABLE 5.3.2)

## REQUESTED WAIVERS:

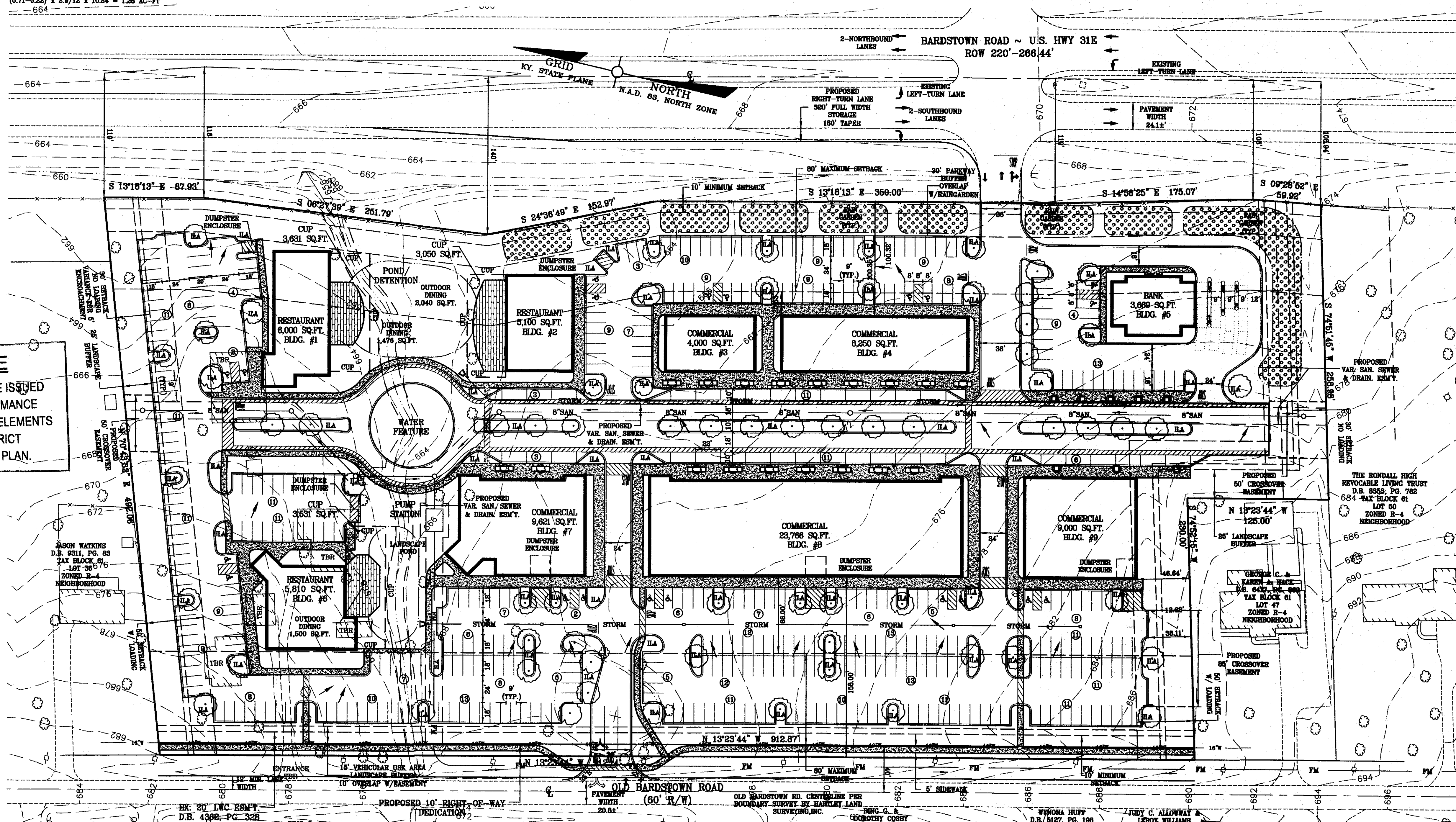
A WAIVER IS BEING REQUESTED TO ALLOW VIA LANDSCAPE BUFFER AREAS AND PARKWAY BUFFERS TO OVERLAP WITH EASEMENTS AND RAIN GARDENS FOR MORE THAN 50% OF THE WIDTH OF THE REQUIRED BUFFER AS SHOWN ON THE PLAN. THE EASEMENT OVERLAP INCLUDES 10' OF AN EXISTING LWC EASEMENT ENCRoACHING INTO THE 15' LBA.

A WAIVER IS BEING REQUESTED TO ELIMINATE THE REQUIRED 5 FOOT WIDE SIDEWALK FROM THE BARDSTOWN ROAD PROPERTY FRONTAGE.

A WAIVER IS BEING REQUESTED TO ALLOW POSSIBLE RETAINING WALLS TO BE LOCATED WITHIN THE LANDSCAPE BUFFER AREAS.

## LEGEND

+	EXISTING SPOT ELEVATION
—	KC. SANITARY/STORM SEWER
—	EXISTING CONTOURS
—	EXISTING DRAINAGE FLOW
—	EXISTING FENCELINE
—	EXISTING OVERHEAD ELECTRIC
—	EXISTING SANITARY/STORM MANHOLE
—	EXISTING TREE
—	EXISTING LIGHT STANDARD
—	EXISTING UTILITY POLE
—	EXISTING FIRE HYDRANT
—	EXISTING TRAFFIC SIGN
—	PROPOSED FORCE MAIN



## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: *Restamp*

BY: *[Signature]*  
DATE: 8/26/09  
LOUISVILLE & JEFFERSON COUNTY  
METRO PUBLIC WORKS

## PRELIMINARY APPROVAL

Condition of Approval:

*[Signature]* Date: *8/26/09*  
Development Review  
LOUISVILLE & JEFFERSON COUNTY  
METRO POLITICAL SEWER DISTRICT

RECEIVED

AUG 27 2009

DESIGN SERVICES

GRAPHIC SCALE: 1" = 50'

W.M.# 8770

REVISIONS	
NO.	DATE
1	4-17-09
2	6-2-09

DUNAWAY ENGINEERING, INC.  
3404 STONY SPRING CIRCLE  
LOUISVILLE, KENTUCKY, 40220  
PH: 671-0060 FAX: 671-0311  
EMAIL: DUNAWAY@DUNAWAYENGINEERING.COM

DATE  
SIGNATURE

DETAILED DISTRICT DEVELOPMENT PLAN  
FOR RENAISSANCE MARKETPLACE NORTH  
OWNER/DEVELOPER  
GVR, LLC/RENAISSANCE DEVELOPMENT  
11620 COMMONWEALTH DRIVE  
LOUISVILLE, KENTUCKY 40298

DRAWN BY:	CHEK BY:
MIL	RFB/BRG
DATE:	FEB. 18, 2009
DRAWING:	DDDD
SCALE:	1" = 60'
SHEET	1 of 1